

404076

Recording requested by:

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

OCT 20 1994

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-010-934**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **GOLDEN STEAK, INC., a California corporation**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 21, 1994**, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

Parcel 4 and those portions of Parcels 2 and 3 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, pages 72 through 81 thereof, records of Riverside County, California, described as follows:

**BEGINNING** at the most easterly corner of said Parcel 4;

THENCE along the southeasterly line of Parcel 4 and Parcel 3 and the northwesterly line of Vine Street, South  $28^{\circ}52'29''$  West, 218.21 feet;

THENCE North  $61^{\circ}07'31''$  West, 139.24 feet;

THENCE South  $28^{\circ}56'43''$  West, 178.41 feet to the southwesterly line of Parcel 2;

THENCE along Parcel 2, North  $61^{\circ}10'05''$  West, 25.00 feet;

THENCE North  $61^{\circ}05'41''$  West, 25.82 feet;

THENCE South  $28^{\circ}54'19''$  West, 32.99 feet;

THENCE South  $28^{\circ}47'14''$  West, 94.04 feet to a point in the easterly right of way line of State Highway 91;

THENCE northerly, along said right of way line, North  $12^{\circ}52'40''$  East, 97.84 feet;

THENCE North  $08^{\circ}40'53''$  East, 214.26 feet;

THENCE North  $16^{\circ}54'36''$  East, 97.60 feet;

THENCE North  $25^{\circ}49'55''$  East, 100.12 feet;

THENCE North  $28^{\circ}51'31''$  East, 33.00 feet to the northeasterly line of said Parcel 4, also being the centerline of vacated Tenth Street (66 feet wide);

THENCE along the northeasterly line of said Parcel 4, South  $61^{\circ}08'29''$  East, 152.67 feet;

THENCE South  $61^{\circ}07'49''$  East, 163.98 feet to said **POINT OF BEGINNING**;

**Together with** that portion of Lot 14 and a portion of 11th street vacated of Mulberry Hill Tract, on file in Book 10 of Maps, at page 98 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the most southerly angle point of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 through 81, inclusive thereof, records of Riverside County, California; said angle point being in the easterly right of way line of State Highway 91;

**THENCE** northerly, along said easterly right of way line, North  $12^{\circ}52'40''$  East, 97.84 feet;

**THENCE** continuing along said easterly right of way line, North  $08^{\circ}40'53''$  East, 4.85 feet;

**THENCE** leaving said easterly right of way line, South  $65^{\circ}10'34''$  East, 28.56 feet to a point in the easterly line of said Parcel 2; said point being the **TRUE POINT OF BEGINNING**;

**THENCE** continuing South  $65^{\circ}10'34''$  East, 47.53 feet;

**THENCE** North  $57^{\circ}14'34''$  East, 26.20 feet to a point in the southwesterly line of said Parcel 2;

**THENCE** along said southwesterly line, North  $61^{\circ}10'05''$  West, 34.02 feet to the centerline intersection of Salt Lake Avenue (vacated, 50 feet wide) and 11th Street (vacated, 66 feet wide) as shown by said Parcel Map No. 26301;

**THENCE** continuing along said southwesterly line, North  $61^{\circ}05'41''$  West, 25.82 feet to an angle point in said Parcel 2;

**THENCE** along the easterly line of said Parcel 2, South  $28^{\circ}54'18''$  West, 26.40 feet to said **TRUE POINT OF BEGINNING**.

**Excepting therefrom** that portion of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 thorough 81, inclusive thereof, records of Riverside County, California, described as follows:

**BEGINNING** at the most southerly angle point of said Parcel 2; said angle point being in the easterly right of way line of State Highway 91;

**THENCE** northerly, along said easterly right of way line, North  $12^{\circ}52'40''$  East, 97.84 feet;

**THENCE** continuing along said easterly right of way line, North  $08^{\circ}40'53''$  East, 4.85 feet;

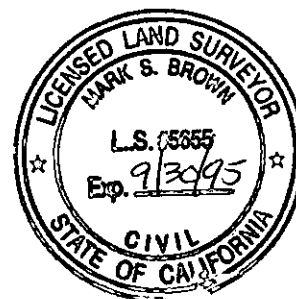
**THENCE** leaving said easterly right of way line, South  $65^{\circ}10'54''$  East, 28.56 feet to a point in the easterly line of said Parcel 2;

**THENCE** southerly, along said easterly line of Parcel 2, South  $28^{\circ}54'19''$  West, 6.59 feet;

THENCE continuing along said easterly line, South 28°47'14" West, 94.04 feet to said **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 9/20/94 Prep. WF  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/95



THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated:

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

## GENERAL ACKNOWLEDGEMENT

State of California }  
 County of Riverside } ss

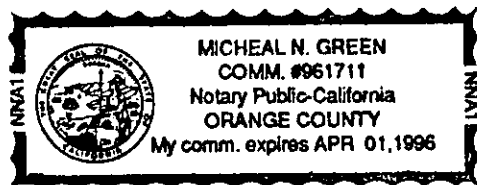
On 10-18-94, before me Michael N. Green  
 (date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michael N. Green  
 Signature

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
 ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
 ( ☒ ) Individual(s)  
 ( ) Trustee(s)  
 ( ) Other

- ( ) Partner(s)  
 ( ) General  
 ( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside

226481

Recording requested by:

CHICAGO TITLE CO.

568247-08

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

JUN 2 1994

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-010-934**  
**SW'ly corner Vine & Tenth**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **BIRTCHE RIVERSIDE MARKETPLACE PARTNERS, LTD., a California limited partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 21, 1994**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: 5-18-94

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

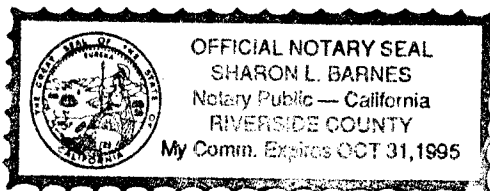
On 5-18-94, before me Sharon L Barnes  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sharon L Barnes

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

LEGAL DESCRIPTIONSEXHIBIT "A"

## PARCEL 1

PARCEL 4 AND PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP 26301 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER PARCEL MAP FILED IN BOOK 176 PAGES 72 THROUGH 81, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 4; THENCE ALONG THE SOUTHEASTERLY LINE OF PARCEL 4 AND PARCEL 3 AND THE NORTHWESTERLY LINE OF VINE STREET SOUTH 28°52'29" WEST 218.21 FEET; THENCE NORTH 61°07'31" WEST 139.24 FEET; THENCE SOUTH 28°56'43" WEST 178.41 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 2; THENCE ALONG PARCEL 2 NORTH 61°10'05" WEST 25.00 FEET; THENCE NORTH 61°05'41" WEST 25.82 FEET; THENCE SOUTH 28°54'19" WEST 32.99 FEET; THENCE SOUTH 28°47'14" WEST 94.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 91; THENCE NORTHERLY ALONG THE SAID RIGHT-OF-WAY LINE NORTH 12°52'40" EAST 97.84 FEET; THENCE NORTH 8°40'53" EAST 214.26 FEET; THENCE NORTH 16°54'36" EAST 97.60 FEET; THENCE NORTH 25°49'55" EAST 100.12 FEET; THENCE NORTH 28°51'31" EAST 33.00 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 4, ALSO BEING THE CENTERLINE OF VACATED TENTH STREET (66 FEET WIDE); THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 4 SOUTH 61°08'29" EAST 152.67 FEET; THENCE SOUTH 61°07'49" EAST 163.98 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 5/10/94  
M. S. Br. by LF  
SURVEYOR, CITY OF RIVERSIDE





## PARCEL 2

PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP 26301 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER PARCEL MAP FILED IN BOOK 176 PAGES 72 THROUGH 81, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4; THENCE ALONG THE SOUTHEASTERLY LINE OF PARCEL 4 AND PARCEL 3 AND THE NORTHWESTERLY LINE OF VINE STREET SOUTH  $28^{\circ}52'29''$  WEST 218.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $61^{\circ}07'31''$  WEST 139.24 FEET; THENCE SOUTH  $28^{\circ}56'43''$  WEST 178.41 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 2; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 SOUTH  $61^{\circ}10'05''$  EAST 139.46 FEET TO A POINT IN THE NORTHWESTERLY LINE OF VINE STREET; THENCE ALONG VINE STREET NORTH  $28^{\circ}52'29''$  EAST 178.31 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 5/10/94  
M. S. B. by WF  
SURVEYOR, CITY OF RIVERSIDE



404075

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And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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Fees \$

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Project: **PW-010-934**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **The City of Riverside, a municipal corporation**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **April 21, 1994**, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**Parcel 1**

Lots 13 and 14 of Mulberry Hill Tract, as shown by map on file in Book 10 page 98 of Maps, records of Riverside County, California;

**Together** with that portion of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 thorough 81, inclusive thereof, records of Riverside County, California, described as follows:

**BEGINNING** at the most southerly angle point of said Parcel 2; said angle point being in the easterly right of way line of State Highway 91;

**THENCE** northerly, along said easterly right of way line, North 12°52'40" East, 97.84 feet;

**THENCE** continuing along said easterly right of way line, North 08°40'53" East, 4.85 feet;

**THENCE** leaving said easterly right of way line, South 65°10'54" East, 28.56 feet to a point in the easterly line of said Parcel 2;

**THENCE** southerly, along said easterly line of Parcel 2, South 28°54'19" West, 6.59 feet;

**THENCE** continuing along said easterly line, South 28°47'14" West, 94.04 feet to said **POINT OF BEGINNING**.

**Excepting** therefrom that portion of said Lots 13 and 14 lying within State Highway 91;

**Also Excepting therefrom** that portion of Lot 14 and a portion of 11th Street vacated of Mulberry Hill Tract, on file in Book 10 of Maps, at page 98 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the most southerly angle point of Parcel 2 of Parcel Map No. 26301 as shown by map on file in Book 176 of Parcel Maps, at pages 72 through 81, inclusive thereof, records of Riverside County, California; said angle point being in the easterly right of way line of State Highway 91;

**THENCE** northerly, along said easterly right of way line, North 12°52'40" East, 97.84 feet;

**THENCE** continuing along said easterly right of way line, North 08°40'53" East, 4.85 feet;

**THENCE** leaving said easterly right of way line, South 65°10'34" East, 28.56 feet to a point in the easterly line of said Parcel 2; said point being the **TRUE POINT OF BEGINNING**;

**THENCE** continuing South 65°10'34" East, 47.53 feet;

**THENCE** North 57°14'34" East, 26.20 feet to a point in the southwesterly line of said Parcel 2;

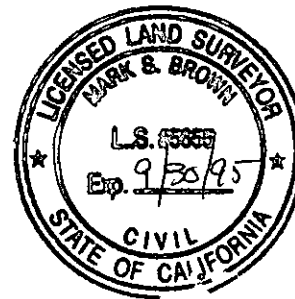
**THENCE** along said southwesterly line, North  $61^{\circ}10'05''$  West, 34.02 feet to the centerline intersection of Salt Lake Avenue (vacated, 50 feet wide) and 11th Street (vacated, 66 feet wide) as shown by said Parcel Map No. 26301;

**THENCE** continuing along said southwesterly line, North  $61^{\circ}05'41''$  West, 25.82 feet to an angle point in said Parcel 2;

**THENCE** along the easterly line of said Parcel 2, South  $28^{\circ}54'18''$  West, 26.40 feet to said **TRUE POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 9/20/95 Prep. WF  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/95



THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated:

By J. Craig Aaron  
 J. CRAIG AARON  
 PRINCIPAL PLANNER

## GENERAL ACKNOWLEDGEMENT

State of California }  
 County of Riverside } ss

On 10-18-94, before me Michael N. Green  
 (date) (name)

a Notary Public in and for said State, personally appeared

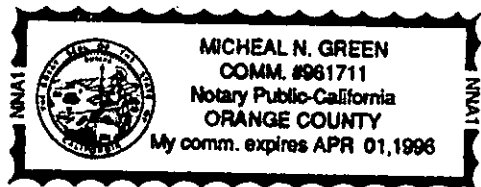
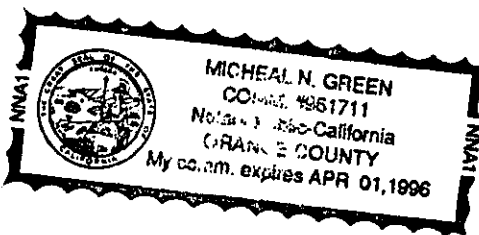
J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michael N. Green  
 Signature



pw010934.riv

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
 ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
 (X) Individual(s)  
 ( ) Trustee(s)  
 ( ) Other

- ( ) Partner(s)  
 ( ) General  
 ( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside